

**Minutes of Everett Port Commission
Special Meeting
December 12, 2022**

PRESENT:	David Simpson	President
	Glen Bachman	Vice President
	Tom Stiger	Secretary
	Lisa Lefeber	Executive Director
	Eric Russell	Chief Finance Officer
	Jordan Stephens	Port Attorney

CALL TO ORDER: Commission President David Simpson called the meeting to order at 12:00 p.m.

CONSENT AGENDA

- Approval of Regular Meeting Minutes of November 1, 2022; and Regular Meeting Minutes of November 8, 2022
- Approval of Bills for November 2022
- 2nd Amendment – Westwood Investors LLC

Commissioner Tom Stiger moved that the Commission approve the items of the consent agenda for December 12, 2022 including the Regular Meeting Minutes of November 1, 2022, Regular Meeting Minutes of November 8, 2022, Approval of the Bills for November 2022, as well as the 2nd Amendment – Westwood Investors LLC. Commissioner Glen Bachman seconded the motion. A vote was called for:

Vote:	3-0
Yes:	Stiger, Bachman, Simpson
No:	None
Abstained:	None

Motion carried.

Commission President's Report

Commission President David Simpson reported the Norton Terminal ribbon cutting was a great event for economic development and environmental stewardship. To be named the 2022 Port of the Year by the Washington Public Ports Association (WPPA) was a great honor to share with every member of the Port of Everett team. On November 25, 2022, Ed Morrow, a previous Port of Everett Commissioner, passed away. Commissioner Simpson wished everyone a Merry Christmas and a Happy New Year.

Commission Discussion

Commissioner Glen Bachman echoed Commissioner Simpson on the Norton Terminal ribbon cutting event. It is a very global visibility for the Port.. It will bring a large number of jobs to the region and also is the wheels for other options throughout the county, so it is wonderful to have it all ready to go and permitted. And to receive a unanimous vote by the WPPA committee for the Port of Everett as the Washington Port of the Year out of 75 members.

Commissioner Tom Stiger thanked Anderson Hunter Law Firm for sponsoring one of the luncheons at the WPPA conference. Holiday on the Bay had a great turn out and Commissioner Stiger thanked the yacht clubs, vendors, and Port staff for putting the event together. The Pacific Ice Rink is open until January 9. Since the last commission meeting, the Port had their employee appreciation event recognizing new employees all the way to a 40-year employee, Larry Boushey.

Citizen Comments

Rusty Morrison – South I-Dock Tenant

Rusty Morrison asked the Commission about liveaboard status and if they will be eliminating them. CEO/Executive Director Lisa Lefebber explained the Port does have a current moratorium on liveaboards and working on evaluating the policies on boat size, conditions, etc.

Morrison stated the Port is his landlord and relies on the Port for his infrastructure, water, etc. and when it comes around to cold times, liveaboards get a notice that says the water is going to be shut off this date and time and here is where the water will still be on. There does not seem to be a lot of concern for the welfare of those who's utilities are shut off. Lefebber stated the Port does not take it lightly having to shut off the utilities and there are accommodations if there is an impact to the liveaboard community.

Gary Allen – South I-Dock Tenant

Gary Allen stated how much he appreciated Jim Weber, Director of Marina Maintenance. Allen came before the commission last year to discuss the rust on the overhead beams and talked to Commissioner Tom Stiger about that extensively. Recently, Allen received information that the Port has slotted \$250,000 for next year to deal with the rust improvements on covered moorage. Also, in the Marina newsletter, the Port compares their prices to the Port of Edmonds and Port of Anacortes but on the Port of Edmond's website, the fuel is \$0.50 per gallon cheaper, the tenants get rewards and discounts, and the Port of Everett tenants see nothing with regard to rewards and/or discounts.

CEO/Executive Director Lisa Lefebber stated there used to be a fuel discount in the past so staff will look into that again for the future. A project manager has just been assigned to lead the efforts on the covered moorage project, funds will be available in January and Lefebber has made it a priority.

Brice Howard – Everett Resident/Kayak Tenant

Brice Howard shared ideas about the kayak racks and store situation at the marina. Howard is a year round paddler and goes out every month of the year and now a part-time paddle board instructor. Howard is very involved in the local paddle community. Howard sent an email to the commissioners on November 14, 2022 (attached hereto) regarding the rate changes on the kayak racks and hopes that the storage rates for the kayak racks will be adjusted to reflect the competitive market rates in the futures. Also, Howard would like to focus on encouraging the Port to consider studying development of a high quality facility for human powered craft. Ideally, there would be dry storage indoors that would also have secure access and incorporated designated watch platform for human powered craft. Howard is asking that the Port reduce the kayak rates, make them competitive with the market rates and as well as studying development of a high quality facility for human powered craft.

CEO/EXECUTIVE DIRECTOR'S REPORT

January 2023 Commission Dates

CEO/Executive Director Lisa Lefebber reminded the commission because of the upcoming holiday schedule, the January commission meetings are slated for Wednesday, January 4 and Tuesday, January 10.

CORPS Dredging – Starting in December

CEO/Executive Director Lisa Lefebber reminded the commission the river dredging will start December 18 and will go for about two months and will conclude on February 14. This is a USArmy Corps of Engineers project and will be about \$2.5 million dollar to dredge the river. Lefebber also received word from Government Affairs Manager Adam LeMieux that that language in the water resources act has been added

to put the boat launch connector into the federal channel which could open up federal funds which will help offset some of the costs for the Port.

CFO Recruitment Update

CEO/Executive Director Lisa Lefeber reported that the Port hired a recruiter to find a new Chief Financial Officer (CFO) with current CFO Eric Russell transitioning to Chief of Strategic Initiatives. The effort was not successful, so in order to free up capacity, Russell will stay in the CFO role for the time being and Bob Marion is being promoted to Director of Finance and Marion will be taking on all of the finance functions and Russell will continue to stay with the procurement, oversight of the department, and serve as the Port Auditor.

Radio Channel Access and Use Agreement

CEO/Executive Director Lisa Lefeber reported that while the security staff has had access to talk to the patrolling Everett police officers for many years, the police department recently changed their radio procedures and collected the radios staff was using. For staff safety it is imperative that security personnel have the ability to talk directly to responding officers to give location directions and situational updates. This agreement would allow the port to have replacement radios programed appropriately to speak directly with Everett Police Department officers.

After discussion, Commissioner Tom Stiger moved that the Commission approve and authorize the CEO/Executive Director to sign the Radio Channel Access and Use Agreement with the City of Everett. Commissioner Glen Bachman seconded the motion. A vote was called for:

Vote: 3-0
Yes: Stiger, Bachman, Simpson
No: None
Abstained: None

Motion carried.

County – American Rescue Plan Act (ARPA) Grant Acceptance

CEO/Executive Director Lisa Lefeber reported the Snohomish County received a grant from the American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds (ARPA-CLFRF) and approved allocating \$1,000,000 of the grant to the Port. The funds are for staffing at the Seaport, in support of the Ports public purpose operating a “rail or motor vehicle transfer and terminal facilities, water transfer and terminal facilities” during the coronavirus related supply chain disruptions. The grant period begins on January 1, 2022 and runs through December 31, 2023.

Upon discussion, Commissioner Tom Stiger moved that the Commission approve and authorize the CEO/Executive Director to sign the Coronavirus Local Fiscal Recovery Funds Interlocal Agreement with Snohomish County. Commissioner Glen Bachman seconded the motion. A vote was called for:

Vote: 3-0
Yes: Stiger, Bachman, Simpson
No: None
Abstained: None

Motion carried.

2020-2021 Supplier Diversity Review

Resolution No. 1200 (2022) – A Commitment to Supplier Diversity

Procurement and Contracts Manager Maija Lampinen presented the 2020-2021 Supplier Diversity initiative and resolution. One goal of the Port's procurement program is to ensure that all suppliers, contractors, and consultants have equitable access to compete for Port contracts. At the last commission retreat in March 2022, steps were discussed that the Port has been taking to reduce barriers for diverse suppliers to have access to those contracts.

The next step was to analyze the current supplier diversity mix. In those two years, there were about 1,062 vendors paid, 40 were government entities, 64 were publicly traded, 74 were non-profit organizations, 17 were certified women owned businesses, 6 small businesses, and 10 minority owned businesses. The Port did not have any certified veteran owned business within those two years. The Port relied on Office of Minority and Women's Business Enterprises (OMWBE) to verify the categories.

The next step was to really understand the mix of contractors and consultants who have shown interest in working with the Port. Staff reviewed the Port Small Works Roster and the Consultant Rosters for the 2020-2021 period. There were 714 consultants that showed interest in working with the Port: 91 were women owned, 45 minority owned, 22 veteran owned and 138 were small businesses. For SII Works, almost 1,200 firms are listed, of which 63 were women owned, 54 minority owned, 43 veteran owned and 85 were small businesses. There is a challenge to increase the number of diverse businesses on the Port's rosters, and staff is working on a number of strategies to do that.

Commissioner Simpson thanked Lampinen and her team for collecting the data, presenting the report and resolution to the commission.

Commissioner Tom Stiger asked about the subcontractors and how they report this kind of information. Lampinen explained that JOC subcontractors are required to fill out this information and provide to the state. For general subcontractors, the Port does not collect that data at the moment but will look into and determine the steps that would need to be taken and the amount of effort that would be required.

After discussion, Commissioner Tom Stiger moved that the Commission adopt Resolution No. 1200 (2022) as a commitment to supplier diversity. Commissioner Glen Bachman seconded the motion. A vote was called for:

Vote:	3-0
Yes:	Stiger, Bachman, Simpson
No:	None
Abstained:	None

Motion carried.

SEAPORT MODERNIZATION

NORTON TERMINAL

Ribbon Cutting Update

CEO/Executive Director Lisa Lefebber reported that on December 1, the Port had their ribbon cutting event for the opening of Norton Terminal. Lefebber wanted to pass along a really nice complement she received from the Maritime Administrator regarding the Port's Grants Administrator Nancy Overton about her professionalism. The Maritime Administrator went out of her way to not only tell Lefebber but several other staff members. Lefebber wanted to recognize and thank Overton on how she makes their jobs a lot easier. Lefebber thanked the Public Affairs team for putting on a wonderful event.

WATERFRONT PLACE

Millwright Loop Roads Update

Project Manager Elise Gronewald presented an update on the Waterfront Place Central Millwright Loop Roads Phase 1 Demolition and Pre-Load Project. Gronewald gave an overview of the status and progress on the site as well as site work, construction photos and future work in Phase 2 of the project which is anticipated to go out to bid next spring and begin next summer/fall.

Option Agreement and Infrastructure Development Agreement – LPC West

CEO/Executive Director Lisa Lefeber was excited to report on this action item. It has been a little over a year since an action with LPC West came before the Commission which was to approve an exclusive negotiating agreement after they were selected to be the Millwright phase developer.

The Port of Everett issued a Request for Qualifications in September 2021 seeking experienced private developers interested in partnering on the next phase of commercial, retail, and residential at the Port's 65-acre Waterfront Place mixed-use development. This development opportunity would build out the Millwright District, which represents the largest mixed-use phase of the destination waterfront with retail, commercial/office space, and multi-family housing units. In December 2021, the Port Commission selected LPC West, LLC as the preferred developer.

Lefeber asked Patrick Gilligan, with LPC West, LLC, for comment. Gilligan thanked the Commissioners and reported it has been a year of hard work and a pleasure to work with Port Staff.

Chief Financial Officer Eric Russell provided a summary of the agreement. The Option Agreement and Infrastructure Development Agreement ("Option") is built from the preceding agreements and provides the structure to implement the development of the Millwright District. The agreement is between the Port ("Grantor" or "Lessor") and LPC West, Inc ("Grantee" or "Lessee"), includes the form of the eventual leases between the Port and LPC West as well as several other documents as part of the agreement. The Option provides the overall framework and includes the following:

1. **Options:** There are three parcels that are eligible to be leased by the Grantee: West (primarily residential), East (primarily commercial/office) and North (primarily retail).
2. **Option Exercise Timeframe:** The Grantee is required to exercise the option on the first lease within 12 months from the effective date of the Option and can extend the deadline by six months. The second lease option is required to be exercised the earlier of 12 months after 50% occupancy of the first lease, or 36 months after notice to proceed with construction of the first lease, and the deadline can also be extended for six months. The third option must be exercised within 36 months of the second option exercise, with a six-month extension possible.
3. **Form of Ground Lease:** If Grantee timely exercises an option, the Parties will execute a ground lease for the applicable Option Parcel in the form attached to the Option.
4. **Rent:** The rent for each lease will be determined based on a third-party appraisal, with agreed adjustments to the appraisal amount due to site specific development issues and opportunities that are not captured by the appraisal. The site-specific amounts will be negotiated between Grantor and Grantee.

5. **Rent Adjustments:** The rent will increase 2% annually for the first 10 years, then between 2% and 4% depending on CPI, with market adjustments at year 15 and year 30 limited to 10% of the previous amount. Any exercised options at the end of the term will also be subject to a similar market adjustment. The rent will ramp up during the first five years to allow for construction and stabilization of the developments.
6. **Parking:** There is a Parking Agreement for parking garages on the West and East parcels. The Parking Agreement requires public parking within the garages during certain hours, allows the Grantee to manage the garage parking, including collecting revenue, and they agree to use the Grantor's parking manager. The North parcel is not subject to the Parking Agreement and the Grantor will manage the parking on the North parcel.
7. **Infrastructure Work:** The Grantor agrees to build Millwright Loop North and South to Chamfer Street. The construction includes demolishing the existing buildings within the area (completed), preloading the rights-of-way (work under way), and installing utilities, curb and gutter, initial paving, complete parking lots along the central esplanade that will be displaced by the preload, and complete the central esplanade from the A-17 restroom to the fuel dock entrance. The Grantee will be responsible for constructing Weaver Street and will complete paving on Millwright Loop South following completion of the buildings. There are agreed deadlines to complete the work and if the deadlines are not met the Grantee can complete the work or terminate any Leases, recover from Grantor any third party out of pocket costs and expenses incurred by Grantee, capped at \$10 million dollars, or pursue other remedies available at law. The Grantee will reimburse the Grantor for up to forty percent of the cost of the Infrastructure Work, paying one third (1/3) of the 40 percent as part of each lease entered. The payments will be amortized over 20 years and include interest on the amount owed.
8. **Baseline Report:** As part of the Grantee's due diligence effort, they will complete an environmental assessment focused on the available environmental documentation and any additional subsurface investigation data they obtain. The Baseline Report will establish the responsibility for cleanup of found contamination on the site in the future.
9. **Negotiation Parcels:** The Grantor agrees to allow the Grantee an option to develop the parcels without undergoing a RFQ process, subject to mutual agreement on the terms of a lease. The Negotiation Parcels include B6-B7, C1 and C2. This right expires five years following the termination of the Option agreement.
10. **Development Agreement Modifications:** The Grantor agrees to request modifications to the Development Agreement ("DA") between the Port and the City of Everett. There is a modification process within the DA allowing the City Planning Director to administratively change certain requirements if they find it is advantages to the city. The Grantee is requesting changes to the parking ratio for residential housing, changes to the public access plan by removing semi-public space and replacing it with public space, and changes to the phasing of completion of public spaces.
11. **Declaration of Easements:** The Grantor will recorded easements in favor to the Grantee allowing them to connect to Port owned utilities and drive on Port owned streets to the nearest public street.

12. CC&R Amendment: There are existing Covenants, Conditions and Restrictions (“CC&R’s”) on the central marina property because of prior development. Grantor has agreed to request modifications to some of the CC&R’s to align with the terms of the Option and Form of Lease.
13. BSP Amendment: The existing Binding Site Plan (“BSP”) for the central marina needs to be modified to account for the straightening of Weaver St, as well as some housekeeping changes at other locations within the central marina. The alignment of Weaver Street has been agreed to and the proposed amendment to the existing BSP will be submitted for approval.
14. Common Area Maintenance (“CAM”) Responsibilities: The Lessor is responsible for operation and maintenance of the Common Areas which include roadways, utilities, landscaping, sidewalks, parking lots, street lighting, and wayfinding signage. The Common Areas may be on the leased parcels.
15. Common Area Maintenance Costs: Costs for the maintenance of the Common Areas, along with capital improvements to the Common Areas amortized over their useful life, will be billed to the Lessee based on the percentage of square feet of their project to the total square feet in the development. The CAM fee is subject to a ramp up period, with no fee during construction, 25% of the fee from certificate of occupancy to 50% occupied, and 50% of the fee from 50% occupied to Full Rent Commencement Date (60 months). The Lessor has to provide a CAM Budget no later than November 30 of the previous year and provide a reconciliation within ninety days after the end of the year.
16. Lessee Financing: Lessor agrees to cooperate with any financing requirements proposed by the Lessee for their project, including changes to the Lease, as long as they do not material adversely affect the Lessor.
17. Damage or Destruction: If the Lessee Improvements are damaged or destroyed the Lessee can terminate the lease if, during the first 25 years the damage exceeds 70% of the replacement costs, between year 26 and 40 the damage exceeds 50% of the replacement costs and between year 41 and 50 the damage exceeds 25% of the replacement costs.
18. Design Review and Construction: Building design is required to conform to the Development Agreement Design Standards. The Lessee will submit a design checklist showing conformance with the Design Standards and request any variances from the Design Standards. The reviews are scheduled prior to a pre-application conference with the City and prior to submitting for permits. During the process, the Lessee may provide updates to the design to inform the Lessor of design progress. Once the permits are issued construction will begin within six months. The Port Commission will be presented with project updates throughout the process.
19. Right of First Offer: The form of lease includes mutual rights of first offer. If either the Lessor or the Lessee decide to sell their interests in the parcel, the other party has the first right to offer to purchase the interest, before advertising to the public. The selling party will provide a notice to the other party listing the terms and price they are willing to agree to and the other party can accept, offer different terms, and price, or decline the offer. There are limited exceptions to the right.

Port staff will provide reports to the Commissioners on the agreement no less than quarterly and at any major milestones between the quarterly reports, until the Option agreement is complete.

Upon discussion, Commissioner Glen Bachman moved that the Commission approve and authorize the CEO/Executive Director to sign the Option Agreement and Infrastructure Development Agreement (Option Agreement) with LPC West, Inc. (LPC), in a form substantially as presented. This approval and authorization includes approval and CEO/Executive Director signature authorization to perform all acts contemplated under the Option Agreement and sign all documents attached as exhibits to the Option Agreement that are in a form substantially as presented, including, without limitation, signing one or more ground leases with LPC or its permitted assigns in a form substantially as presented in the Form Ground Lease attached to the Option Agreement. Commissioner Tom Stiger seconded the motion. A vote was called for:

Vote: 3-0
Yes: Bachman, Stiger, Simpson
No: None
Abstained: None
Motion carried.

New Lease – Menchies at the Marina – A-12

Real Estate Manager Tara Hays reported BOYO LLC is a franchisee of Menchies, interested in opening a branded retail storefront within Fisherman’s Harbor in the A-12 Building on a 10-year lease agreement with two 5-year options to extend. BOYO currently owns and operates the Menchies location in Bothell. Rent for the premises is starting at a blended rate (interior and patio) of \$25.44 rentable square feet per year. They will pay their proportional costs of building operating expenses under a “triple-net” lease, plus Washington State Leasehold Excise Tax. They will pay their own separately metered utilities direct to the utility provider. The gross revenue generated by this deal over the initial term is \$692,736.39. There is a tenant improvement allowance of \$115,000.00 (\$56.54 per square foot) and there are no commissions owed. The initial leasing costs will take 27 months to recover. The annual net effective rate is \$28.40 per square foot. This lease is anticipated to transfer to Schuster when they exercise their option for the A-12 Building.

After discussion, Commissioner Tom Stiger moved that the Commission approve and authorize the CEO/Executive Director to sign the Commercial Lease agreement with BOYO LLC, in a form substantially as presented. Commissioner Glen Bachman seconded the motion. A vote was called for:

Vote: 3-0
Yes: Stiger, Bachman, Simpson
No: None
Abstained: None
Motion carried.

DEPARTMENT REPORTS

Marina

Resolution No. 1201 (2022) – Boat Auction

Chief of Marina Operations Jeff Lindhout reported the Port is currently in possession of various vessels. These vessels have either been abandoned by the owner or impounded by the Port through the collection process for outstanding fees owed to the Port. Staff wishes to advertise and conduct an online auction in late January 2023 using www.govdeals.com. The Port will

provide owners of vessels impounded due to unpaid fees written notice of impound and process of auctioning.

Upon discussion, Commissioner Glen Bachman moved that the Commission adopt Resolution No. 1201 (2022) authorizing Port Staff to advertise and proceed with the public sale of vessels listed as abandoned or derelict under RCW 53.08. Commissioner Tom Stiger seconded the motion. A vote was called for:

Vote: 3-0
Yes: Bachman, Stiger, Simpson
No: None
Abstained: None
Motion carried.

Executive Session

No Executive Session was held.

THE SPECIAL MEETING WAS ADJOURNED at 1:46 p.m.

APPROVED this 10th day of January, 2023.

EVERETT PORT COMMISSION

By: 
Glen Bachman, President

By: 
Tom Stiger, Vice President

By: 
David Simpson, Secretary




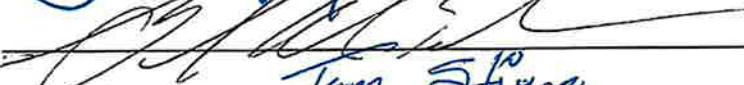
Port of Everett
Voucher Certification and Approval
for the month of
NOVEMBER
2022

AP Claims Transactions		Total
Claim Checks Issued	91965 - 92073	\$1,643,006.41
P-Card Transactions		107,085.78
ACH Transactions	#2530 - 2616	4,163,165.94
Total Claims Check Register		5,913,258.13
Electronic Claims Transactions:		
11/2, 11/3, 11/8, 11/15, 11/17, 11/18, 11/21, 11/30	Electronic Transfer - Health Equity/Navia/Guardian/Accrue CMS	\$20,839.79
11/15, 11/30	Electronic Transfer - IRS	232,585.03
11/29	Electronic Transfer - WA St Dept of Rev	82,097.23
11/1, 11/2, 11/3, 11/8, 11/21	Electronic Transfer - U.S. Bank	10,563.44
11/1	Electronic Transfer - U.S. Bank LOC Fees	13,049.47
11/18	Electronic Transfer - Pitney Bowes	1,500.00
11/30	Electronic Transfer - US Bank	4,209,775.64
11/30	Electronic Transfer - Paylocity	2,304.68
Total Electronic Claims		4,572,715.28
Total Claims		10,485,973.41
Payroll Transactions		
Payroll Checks Issued	Dir Deposit/Check	\$647,303.30
11/1, 11/8, 11/15, 11/22, 11/29	PMA Payroll (Longshore Labor)	483,810.18
Total Payroll		1,131,113.48
Total Payments		11,617,086.89

I, the undersigned, do hereby certify under penalty of perjury that the material have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Port of Everett and that I am authorized to authenticate and certify to said claim. Authorize signature

Attest:  Port Auditor

We, the undersigned Commissioners of the Port of Everett, Snohomish County, Washington, do hereby certify the following vouchers/warrants have been certified and approved for payment this the 12th day of December, 2022: See Attached

 President
 Vice President
Tom Styer Secretary

Emily Monts

From: Brice Howard <bricehoward@hotmail.com>
Sent: Monday, December 12, 2022 12:30 PM
To: Emily Monts
Subject: Fw: Please reconsider the 2023 increase in kayak storage rates

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

As part of my public comment today I mentioned my email to the Commissioners dated 11/14/2022. I would like this included as part of my comment if possible.

Please let me know if there is a separate means of handling this.

Thank you.

Brice Howard

From: Brice Howard
Sent: Monday, November 14, 2022 7:24 AM
To: Jeff Lindhout <jeffl@portofeverett.com>; David Simpson <DavidSimpson@portofeverett.com>; Glen Bachman <glenb@portofeverett.com>; Tom Stiger <toms@portofeverett.com>
Subject: Please reconsider the 2023 increase in kayak storage rates

The kayak storage rates at the Port of Everett marina do not meet the Port's own pricing standards of "competitive market value."

The November/December 2022 Harborside newsletter indicates marina rates are increasing, stating "adjustments are based on competitive market value rather than a blanket percentage adjustment." The notice goes on to provide a comparison of the costs of open moorage for a 68-foot vessel at the Port with rates at Anacortes, and Edmonds, and highlights the fact the Port's rates are less than either of the two compared marinas.

The Port's rates for kayak storage do not meet this standard. The current storage rate for a kayak at the Anacortes Cap Sante Marina, managed by the Anacortes Waterfront Alliance, is \$25 per month. At the Edmonds Marina, the Port of Edmonds charges non-tenants \$56.42 per month including taxes, for kayak storage.

Using the "competitive market value" standard, the cost of kayak storage at the Everett marina should be far lower than the current rates. Certainly no higher than the rates in 2021.

In 2021 I was paying \$45.14 a month with all taxes and fees. For 2022, the cost went up to \$67.39 as environmental and common utility fees were included. The Port has now indicated there will be an additional increase in rent, fees, and taxes totaling \$72.34/month starting in 2023.

Notably, the Port of Edmonds does not charge kayaks the environmental fee or a meter fee as they charge other boats in the marina. Based on impact, usage, and available utilities, I feel the Port's new policy of charging human powered craft the same as all other boats in the marina is unfair.

I have also been advised the 2023 rates for kayak storage have been set and approved by the Commissioners. Per Commissioner Stiger's comments at the meeting on 11/1/2022, there is still some concern regarding the rates. I share that concern and hope to see the rates reduced to a more reasonable level for 2023.

Thank you,

Brice Howard
(425) 870-0061